

# Public Document Pack

Please note: amendments were made to these minutes at the meeting held on 10 May 2017

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON 26 APRIL 2017 FROM 7.00 PM TO 9.15 PM

### Committee Members Present

Councillors: Tim Holton (Chairman), John Kaiser (Vice-Chairman), Chris Bowring, Michael Firmager, Philip Houldsworth, Malcolm Richards, Rachelle Shepherd-DuBey, Wayne Smith and Bill Soane

### Other Councillors Present

Councillors: Simon Weeks

### Officers Present

Mark Cupit, Head of SDL Delivery  
Chris Easton, Service Manager, Highways Development Management  
Mary Severin, Borough Solicitor  
Arabella Yandle, Democratic Service Officer

### Case Officers Present

Emy Circuit, SDL Delivery Manager  
David Smith, SDL Delivery Manager  
Graham Vaughan, Senior Planning Officer

### 117. APOLOGIES

There were no apologies

### 118. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 29 March 2017 were confirmed as a correct record and signed by the Chairman.

### MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. It also contains details of properties to be visited prior to the next Planning Meeting. A copy is attached.

### 119. DECLARATION OF INTEREST

There were no declarations of interest.

### 120. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

There were no items that were deferred or withdrawn

### 121. APPLICATION NO 163264 - MONTAGUE PARK PHASE 6, WILLIAM HEELAS WAY

**Proposal:** Reserved matters pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 and 161963 for a development of up to 650 dwellings and associated infrastructure. The reserve matters comprise details of the neighbourhood centre incorporating retail and community use on ground floor, public parking, a public square, neighbourhood equipped area for play (NEAP) and 115 dwellings with associated internal access roads and footways, parking and landscaping. Details of appearance, landscaping, layout and scale to be determined.

**Applicant:** David Wilson Homes

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The Committee received and reviewed a report about this application, set out in Agenda pages 11 to 56.

The Committee was advised that the Members' Update included:

- Proposed change to Condition 2 listing revised plans;
- Clarifications to Conditions 4 and 5 regarding design for access and to mitigate congestion;
- Proposed additional Condition pertaining to the submission of details of roof design prior to construction, and
- Proposed additional informatives relating to landscaping details and larger vehicles.

Andrew Walters, Wokingham Town Council, spoke in objection to the application, stated that fundamental requirements of design had not been met. He stated that he also spoke on behalf of Julian McGhee-Sumner, Ward Member for Wescott. He suggested that the development would be of high density and low quality, especially Block C. Phase 6 would consist of 91% of the 1 and 2 bed flats. He went on to suggest that the design was out of keeping with the rest of the development and were of an inappropriate scale. He indicated that the increase of traffic on London Road would be an issue; the Southern Distributor Road was not complete, and cited CP4, which stated that suitable arrangements for the provision of infrastructure should be in place prior to granting of permission.

Ann Gillings, Agent, spoke on behalf of the applicant, David Wilson Homes, explaining how the application before the Committee fitted into the wider Strategic Development Location (SDL) and that the developer and planning officers at Wokingham Borough Council had worked to achieve a high quality design. She stated that the area of the application was designed to be the hub of the whole Montague Park development and therefore was of a different character to other areas within the development. She went on to state that the housing density across the site as a whole was 34 dph and the ratio of houses to flats was 60:40. She suggested that buildings on the edge of the central hub had been designed to merge with surrounding areas by the use of different styles and sizes of build.

In response, the Case Officer explained that the proposals were in line with the outline application, which had preceded the application in front of the Committee and had been designed to have a range of areas with distinct character. She stated that there had only been an indicative mix of dwelling types and sizes in the original outline and reiterated the reference made by Ann Gillings to the gradation of property styles around the hub. She also suggested that the inclusion of flats over garages offered a wider range of options to future homeowners.

The Service Manager, Highways Development Management, stated that the traffic assessment that had taken place as part of the outline application had allowed for 650 habitations and that this last phase Reserved Matters application resulted in an overall site total of 636 habitations. The junction at London Road, which formed the connection with the development spine road (Southern Distributor Road) had been delivered taking into account the cumulative effect of the whole of the South Wokingham SDL. This was to prevent multiple road works taking place as this junction as the SDL was progressed both north and south of the railway.

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The Head of SDL Delivery spoke to the design overall and the intention in masterplanning and the outline planning permission was that it should include different character areas and densities as part of placemaking. He explained that large developments of a single nature often failed and that placemaking would aid in increasing footfall and vitality of neighbourhood centre and thereby the whole.

In response to Member questions regarding parking, the Service Manager, Highways Development Management, stated that the parking allocated to be shared between the neighbourhood centre and Floreat Primary School exceeds the Council's parking guidance. Some of the properties would have tandem parking but this would all be allocated and is acceptable. He went on to state that parking would be managed.

In response to Member questions regarding access, the Service Manager, Highways Development Management, stated that the Phase 6 development included a 15m loading bay for deliveries plus a turning head. The design had been tracked for refuse and delivery vehicles and had 6m access roads, and as it was a cul-de-sac there would be no problems with through traffic. The size of vehicles that could access the development was governed by a condition requiring a servicing strategy to be submitted for approval by the Council. The Coppid Beech roundabout and the London Road junction had been upgraded and signalised and the eventual completion of the SDR and NDR form part of the wider transport interventions as identified within the Core Strategy .

**RESOLVED:** That Application no 163264 be approved subject to the conditions set out in Agenda pages 11 to 56, the amendment to condition 2, the clarifications and additional condition as laid out in the Members' Update.

## **122. APPLICATION NO 161255 - NORTH OF HYDE END ROAD, SPENCERS WOOD**

**Proposal:** Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping

**Applicant:** Bewley Homes

The Committee received and reviewed a report about this application, set out in Agenda pages 57 to 90.

The Committee was advised that the Members' Update included:

- Proposed additional plans to Condition 2;
- Proposed deletion of Condition 31 regarding capacity to deal with runoff, and
- A correction to the affordable housing.

It was noted that Members visited the site on 21 April 2017.

Nigel Boyer, Shinfield Parish Council, spoke to the application. He raised concerns about the changes in access, from heading north on to Croft Gardens Estate in the original SDL to heading south onto Hyde End Road. He indicated that there were a number of access roads letting on to Hyde End Road in the same stretch and that speeds were high. He went on to state that the Public Right of Way (PROW) footpath that runs through the site would need to be kept open and in good order throughout the development of the site.

Daniel Lampard, agent on behalf of Bewley Homes, spoke in favour of the application. He stated that Bewley Homes prided itself on building high quality properties in desirable

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places. They had worked closely with council officers to make sure the design met council standards. As a result of comments, Fullbrook House would have a bigger separation from new properties; a veteran tree was being retained, and the footpath widened. He went on to indicate that there had been full discussion and assessment in relation to access and that the development offered a SANG and affordable housing.

The Case Officer reiterated the comments by Daniel Lampard regarding the changes to the plan and its effect on the relationship of the development to Fullbrook House. He stated that there was a legal requirement that the footpath be maintained. The Case Officer went on to list the figures that were subject to legal agreement and confirmed that, as they had agreed to the development, Thames Water would be responsible for any issues regarding capacity for runoff.

The Service Manager, Highways Development, stated that the roads in the plan were aligned to those in the South of the M4 Supplementary Planning Document (SPD) and that an independent road safety audit had been carried out as requested. He went on, in response to Member questions, to state that as part of the wider SDL pedestrian and cycle facilities and connections Hyde End Road is being looked at along with potential measures to assist in reducing the roads speed limit down to a 30mph speed restriction on that stretch of Hyde End Road.

In response to Speaker comments and Member queries, the following conditions were attached:

- The Construction Management Plan Condition amended to include details relating to the PROW footpath be kept open and in good order during the development and that any damage be made good, and
- The retention and amendment of Condition 31 to read: 'Development shall be carried out in accordance with the above details.'

**RESOLVED:** That Application no 161255 be approved subject to the conditions set out in Agenda pages 57 to 90; the additional conditions set out above, and the completion of legal agreements within 6 months

### **123. APPLICATION NO 163609 - THAMES VALLEY SCIENCE PARK, LAND NORTH OF CUTBUSH LANE**

**Proposal:** Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).

**Applicant:** University of Reading

The Committee received and reviewed a report about this application, set out in Agenda pages 91 to 120.

The Committee was advised that the Members' Update included:

- Proposed wording for Condition 26 relating to the Ecological Strategy report;
- Proposed amendment to Condition 27, and
- Clarification regarding a Consultation Response from Reading Borough Council.

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Nick Paterson-Neild, agent, spoke on behalf of Reading University, explaining that the application before the Committee was the second of a master plan that had been submitted in 2010, outlining how it fitted into the whole and the positive impact it would have on the University and Wokingham.

In response to a Member question, the Service Manager, Highways Development Management, indicated that bus provision to the site would expand as the site was developed out alongside the South of the M4 SDL, which has an associated Public Transport Strategy which is secured and funded.

In response to Member questions, the Case Officer stated that a detailed landscaping plan would be part of an application relating to the carparks. He explained that there was allowance in the plan for cafes and crèches and similar enterprises that were an integral part of the site. He clarified that the decision on the application was in the purview of Wokingham Borough Council alone but that the views of Reading Borough Council had been taken into account in the report.

**RESOLVED:** that Application no 163609 be approved subject to the conditions set out in Agenda pages 91 to 120 and the amendments and clarifications as laid out in the Members' Update.

**124. APPLICATION NO 170570 - LAND WEST OF TWIN OAKS, LONGWATER LANE**  
**Applicant:** Mr G Lee

The Committee received and reviewed a report about this application, set out in Agenda pages 121 to 140.

The Committee was advised that the Members' Update included:

- Proposed change to conditions to read '...site, including the ditch';
- Additional consultee response, and
- Clarification relating to the five year supply of pitches.

It was noted that Members visited the site on 21 April 2017.

Gordon Veitch, Finchampstead Parish Council, spoke in objection to the application, stating that it represented an inappropriate development as it lay outside the settlement boundary and would have a detrimental effect on the ecology of the Thames Valley Basin Special Protection Area (SPA0).

Alan Dix, resident, spoke in opposition to the application, commenting on the current condition of the footpath and the likely impact of new residents on it. He stated that the application was inappropriate for a semi-rural area and would cause light pollution. He stated that the site had been subject to an appeal for two pitches on a previous occasion and had been rejected because of the sustainability of the site, and that this would still be the case for one pitch.

David Wood, Agent, spoke on behalf of the applicant, stating that the recommendation to approve indicated consideration of the National Planning Policy Framework (NPPF) and the Gypsy and Traveller Accommodation Needs Assessment (GTAA). He stated that the site was in the same area as other gypsy pitches and that the applicant had met the qualifying criteria. He suggested that other sites had installed similar drainage systems

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that worked well; that the pitch was more than 50m away from other properties, and that the application included soft landscaping.

Simon Weeks, Ward Member for Finchampstead South, spoke on the application, stating that it was a question of balance. He referred to the appeal mentioned previously, citing comments about the harm a pitch would have on the character of the area and that the GTAA should not outweigh that.

In response to Member questions and Speaker comments about the five year supply of pitches and the deficit of 1, the Case Officer stated that the information was based on the 2015 report. He explained that Wokingham Borough Council's figures were updated on an annual basis at the end of March and that, when all the figures had been taken into account, there was a shortfall of one pitch. The Planning Department had taken this into account in regards to their recommendation as it had to be given weight.

The recommendation put to the Committee to approve the application was not supported. As a result, an alternative proposal was received from Councillor John Kaiser, seconded by Councillor Philip Houldsworth, to refuse the application for the reasons that:

- The application was outside of development limits,
- the application was contrary to policy GP11;
- the development would have a negative impact on the character of the countryside;
- the development would have a negative impact on the Thames Valley Basin SPA, and
- the shortfall of one pitch did not out way the impact of the pitch.

**RESOLVED:** That application no 170570 be refused for the reasons set out above with full wording to be agreed between the Case Officer and the Planning Chair and Vice-Chair.

## **125. QUARTERLY ENFORCEMENT MONITORING REPORT**

The Committee received and considered the Quarterly Enforcement Monitoring Report.

**RESOLVED:** That the Quarterly Enforcement Monitoring Report be noted.

## MEMBERS' UPDATE

### Planning Committee – 26 April 2017

**Site Address: Montague Park (formerly Buckhurst Farm), London Road, Wokingham**

**Application No: 163264, Pages 11-50.**

**Update:**

The decision on the S73, variation of condition application 161963 was issued on 24 April 2017.

**Conditions update:**

Revised drawings have been received to address some minor issues with the layout and condition 2 should be updated accordingly (updates are shown in **bold** font):

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Drawing No &amp; Title</b>	<b>Received by the LPA</b>
<b>Location &amp; layout drawings</b>	
000_00 Rev B Location Plan	06.12.2016
000_05 Rev B Existing Site Plan	06.12.2016
<b>000_10 Rev F Proposed Site Plan</b>	<b>24.04.2017</b>
<b>000_11 Rev A Proposed Ground Site Plan</b>	<b>24.04.2017</b>
<b>Block A (mixed use building) plans &amp; elevations</b>	
100_00 Rev D Block A - Ground Floor Plan	30.03.2017
100_01 Rev D Block A - First Floor Plan	30.03.2017
100_02 Rev D Block A - Second Floor Plan	30.03.2017
<b>100_03 Rev C Block A - Attic Floor Plan</b>	<b>30.03.2017</b>
100_04 Rev C Block A - Roof Plan	30.03.2017
200_00 Rev D Block A – Elevations	30.03.2017
300_00 Rev A Block A – Sections	30.03.2017
<b>Block B (apartments) plans &amp; elevations</b>	
110_00 Rev C Block B - Ground & First Floor Plan	30.03.2017
110_01 Rev C Block B - Second Floor, Roof Plan & Sections	30.03.2017



210_00 Rev C Block B – Elevations	30.03.2017
<b>Other dwellings, plans &amp; elevations</b>	
120_01 Rev C Apartment C1 SB22 (Plots 13-20)	30.03.2017
120_03 Rev C Housetype C3 T475 (Plots 21-24)	30.03.2017
120_04 Rev D Apartment C4 P231 (Plot 25)	30.03.2017
120_05 Rev C Apartment C5 SB19 BESPOKE (Plots 26-37)	30.03.2017
120_06 Rev D Apartment C6 Bespoke Apartments (Plots 8-12)	07.04.2017
120_07 Rev C Apartment C7 SB19 A240_241 (Plots 2-7)	30.03.2017
<b>120_08 Rev E Apartment C8 P230 (Plot 1)</b>	<b>24.04.2017</b>
120_09 Rev C Housetype C9 SH27 Bespoke (Plots 39-44)	30.03.2017
120_10 Rev D Apartment C10 P230 (Plot 38)	30.03.2017
120_20 Rev C Cycle Stores and Sheds C11	30.03.2017
<b>Landscape &amp; Neighbourhood Area of Play (NEAP)</b>	
<b>LA2874-001D-Landscape Strategy</b>	<b>24.04.2017</b>
<b>LA2874-002G-Neap Landscape Strategy</b>	<b>24.04.2017</b>
<b>LA2874-003D-Community Square</b>	<b>24.04.2017</b>
LA2874-005 Montague Park Tree Protection Plan	30.03.2017
<b>Drainage</b>	
12074 SK012 D Drainage Layout Sheet 1	30.03.2017
12074 SK013 D Drainage Layout Sheet 2	30.03.2017
12074 SK021 A Drainage Details Sheet 1	06.12.2016
12074 SK022 A Drainage Details Sheet 2	06.12.2016

Conditions 4 & 5 should be clarified as follows:

4. **Notwithstanding the details shown on the approved drawings**, before the development hereby approved commences the detailed design for all access, circulation and parking areas within the development shall be submitted and approved in writing by the Local Planning Authority **and work shall be carried out in accordance with the approved details**. The design should deliver high quality public realm that prioritises pedestrians and cyclists, promotes low traffic speeds and differentiates between public, semi-public and private spaces within Phase 6 of the development.



5. Before occupation of any part of the development for purposes within use classes A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) a scheme for management of deliveries to avoid **congestion and** conflict with school traffic shall be submitted to and approved in writing by the Local Planning Authority **and the scheme shall be implemented as approved.**

**Additional condition:**

10. Before construction of the mixed use building, Block A commences details of the design of the roof including the location and enclosure of any plant and ridge/edge treatments shall be submitted to and approved in writing by the Local Planning Authority and work shall be implemented in accordance with the approved details and notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no plant shall be installed outside approved locations without the prior written consent of the Local Planning Authority.

*Reason: In the interests of visual amenity and to safeguard the character of the development and area in which it is located in accordance with Core Strategy policies CP1 and CP3 and the South Wokingham Strategic Development Location Supplementary Planning Document.*

**Additional informatives:**

9. Condition 14 of outline planning permission O/2010/1712 requires approval of landscaping details including boundary treatments. When submitted the boundary treatment details should reflect the principles established by the approved Design Code and include walls with trellis over (subject to levels 1.5 metre walls with 0.3 metre trellis) as the means of enclosure for private gardens adjacent to parking courts in order to achieve an appropriate balance between the security and privacy of occupants and surveillance of the parking courts.
10. The details to comply with condition 5 shall include management of deliveries by larger vehicles should they occur.

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**Site Address: Land north of Hyde End Road, Spencers Wood**  
**Application No: 161255, Pages 67-83**

Insert the following plan numbers to condition 2:

S101	A	Site Location Plan	1:1250	A3
C101	F	Coloured Site Layout	1:250	A0
P102	R	Site Layout - Roof Level	1:250	A0
P130	A	Ancillary Buildings - Plans & Elevations	1:100	A1
P140		Plot 1 - Plans & Elevations	1:100	A1
P141		Plot 2 - Plans & Elevations	1:100	A1

P142		Plot 3 - Plans & Elevations	1:100	A1
P143		Plot 4 - Plans & Elevations	1:100	A1
P144		Plot 5 - Plans & Elevations	1:100	A1
P145		Plots 6-7 - Plans & Elevations	1:100	A1
P146		Plot 8 - Plans & Elevations	1:100	A1
P147	A	Plot 9 - Plans & Elevations	1:100	A1
P148	A	Plot 10 - Plans & Elevations	1:100	A1
P149	A	Plot 11 - Plans & Elevations	1:100	A1
P150		Plots 12-13, 18-19 - Plans & Elevations	1:100	A1
P151		Plot 14 - Plans & Elevations	1:100	A1
P152	A	Plot 15 - Plans & Elevations	1:100	A1
P153		Plots 16-17 - Plans & Elevations	1:100	A1
P154		Plot 20 - Plans & Elevations	1:100	A1
P155		Plots 21-23 - Plans & Elevations	1:100	A1
P156		Plot 24 - Plans & Elevations	1:100	A1
P157	A	Plots 25-26, 29-30 - Plans & Elevations	1:100	A1
P158	A	Plot 27 - Plans & Elevations	1:100	A1
P159	A	Plot 28 - Plans & Elevations	1:100	A1
P160		Plots 31-32 - Plans & Elevations	1:100	A1
-	A	Design & Access Statement - Addendum	-	-

#### PP 65

Delete Condition 31 – Thames Water have confirmed that this condition is not required as there is sufficient capacity

#### PP70 – summary info

Correction to affordable housing, 3 units are to be provided on site rather than 0 as stated in the summary information. The correct position is set out in the main body of the report paragraphs 7-10, pp74. A commuted sum is also to be provided. This meets the 35% requirement and the Affordable Housing Officer is satisfied with the approach.

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#### **Site Address: Thames Valley Science Park**

#### **Application No: 163609, Pages 91-120.**

#### Ecology Condition – No. 26

P100 – WBC's Ecology Officer has now reviewed the submitted Ecological Mitigation Strategy and is satisfied that it provides an appropriate overarching strategy for the site from which more detailed plans can be worked up on a phase by phase basis. The following condition is therefore recommended:

26. The development hereby approved shall be completed in general accordance with the provisions set out in the hereby approved Ecological Strategy Report (EPR: P08/02-7B). Each Reserved Matters application shall include a detailed Landscape and Ecological Management Plan which identifies the extent to which the relevant sub-phase of development will conform with the provisions set out in the overarching Ecological Strategy Report and, in the event of non-conformity, identify how the development will nevertheless provide suitable mitigation and/or compensation for the impact of the development upon important ecological receptors at the site.

Reason: To ensure appropriate mitigation for the ecological impact of the development in accordance with WBC Core Strategy Policy CP7.

Change to condition 27

P100 – insert reference to drawing 6704-GA-101/E also.

Report Correction/Update – Consultation Response from Reading BC

P103 - Reading BC have not at this time issued a formal objection to the application as is mistakenly reported in the Committee report. Rather Reading BC Officers have prepared a report for their Planning Committee recommending that Reading BC raise objection. The recommendation is to go before Reading's Planning Committee on 26<sup>th</sup> April (i.e. the date of WBC's Planning Committee). The objection therefore is at this time merely an officer recommendation and has not been ratified by Reading's Committee nor formally issued to WBC.

Both the applicant's Transport Consultant and WBC Transport Officers have provided Reading BC Officers with a technical rebuttal of the issues they raise. Moreover, WBC Officers remain confident that sufficient assessment has been undertaken for this outline application and that in granting outline permission WBC will retain sufficient control through the RM applications to ensure that the transport impacts of the development will not be severe. Reading BC Officers have not accepted the technical rebuttals and have advised today that they will continue to recommend to their committee that Reading BC raise objection to the application.

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**Site Address: Land to west of Twin Oaks, Longwater Lane, Finchampstead**

**Application No: 170570, Pages 121 - 140.**

Changes to conditions

P123 – Insert "(including the ditch)" after the word site.

Changes to report

P125 – Additional consultee response received from Berkshire Fire and Rescue Service – no objection

Clarification

The supply required for Gypsy pitches is set out in the GTAA 2015. This gives a total amount required over the development plan period, in this case 52, and can be broken down to pitches required per year. However, the LPA has to demonstrate in any given year; a five year supply of pitches can be provided. At the moment, the LPA is within the 31<sup>st</sup> March 2017 to 31<sup>st</sup> March 2022 period and there are 17 pitches required. The LPA is also required to take into account any shortfall in pitch provision from previous years. In this instance 3 pitches were not provided previously resulting in an overall provision of 20 pitches for this period. There are currently 19 pitches with planning permission leaving a shortfall of 1 pitch. The approval of the application being considered would enable the LPA to demonstrate a five year supply of pitches and be in a more robust position for further applications or appeals.

## Pre-emptive site visits

### Ref: 170360 Land To The Rear Of No 1 Mole Road Sindlesham (Winnersh)

Application for change of use of land for stationing of 3 caravans and utility trailer for residential purposes with associated hardstanding for use as a gypsy traveller site.

*Reason: - to assess the impact of the development on the character of the area*

### Ref: 163610 Belscot Reading Road (Finchampstead South)

Full application for the proposed change of use of the land and buildings from Use Class B1 (Business) and B8 (Storage & Distribution) to Use Class B1 (Business), B2 (General Industrial) and B8 (Storage & Distribution).

*Reason: - to assess the impact of the development on neighbouring properties*

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## Non-householder appeal decisions

Date	Decision	Main planning issues identified/addressed
12/04/17	Allowed (153323)	<ul style="list-style-type: none"><li>• Harm to the character of the area objection not supported</li></ul>
12/04/17	Dismissed (153483)	<ul style="list-style-type: none"><li>• Inappropriate development within the Green Belt. Very special circumstances to justify harm do not exist.</li><li>• Harm to the character of the area objection upheld</li></ul>
19/04/17	Allowed (RFS/2015/ 082382)	<ul style="list-style-type: none"><li>• Development did constitute a breach of planning control, therefore appeal on ground C failed</li><li>• Development did not detract from openness of the Green Belt and was not inappropriate development</li><li>• Harm to the character of the area objection not supported</li><li>• Neighbour impact acceptable subject to conditions</li></ul>